



RESOLUTION

AUTHORIZING THE CONVEYANCE OF PROPERTY AT 42 PINE STREET TO NASHUA FOUNDATION FOR MENTAL HEALTH

CITY OF NASHUA

In the Year Two Thousand and Four

RESOLVED by the Board of Aldermen of the City of Nashua that

WHEREAS, certain property improved with a single family dwelling at 42 Pine Street was obtained by the City of Nashua by Tax Collector's Deed on April 12, 2000, Hillsborough County Registry of Deeds Book 6227, Page 1938; and

WHEREAS, there is a shortage of housing in Nashua for the mentally ill; and

WHEREAS, Nashua Foundation for Mental Health is a non-profit organization serving clients in Nashua with mental illness; and

WHEREAS, Nashua Foundation for Mental Health proposes to renovate the dwelling at 42 Pine Street at its expense for use as living quarters for its clients; and

WHEREAS, the Board of Aldermen is willing to convey the property for this purpose provided the city incurs no additional liability for the condition of the property or cost for its renovation; and

WHEREAS, pursuant to NRO Sec. 2-733, the Board of Aldermen may, by resolution, determine the specific manner of disposition of tax-deeded property as justice may require and authorize the Mayor to dispose of the property accordingly;

NOW, THEREFORE, BE IT RESOLVED that the Mayor is hereby authorized to convey the property at 42 Pine Street by quitclaim deed without covenants to Nashua Foundation for Mental Health for the amount of One Dollars (\$1.00). The property is to be conveyed with the following restrictions: (a) the property is to be conveyed "as is" without any warranty whatsoever as to its condition; (b) prior to transfer the buyer shall obtain the opinion of a qualified engineer that the property is free from hazardous materials or can be remediated by procedures that buyer agrees to undertake; (c) there shall be no occupancy of the building until all applicable state and municipal land use, health and safety statutes, regulations and ordinances are complied with; and (d) the property shall be equipped with a sprinkler and fire alarm system approved by Nashua Fire and Rescue. The Mayor, with the assistance of Corporation Counsel is authorized to prepare and execute all necessary documents and deeds to complete this transaction.

LEGISLATIVE YEAR 2004

RESOLUTION:

R-2004-73

PURPOSE:

Authorizing the conveyance of property at 42 Pine Street to Nashua Foundation for Mental Health

SPONSOR(S):

Alderman Marc W. Plamondon, Ward 4

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE:

Property will be conveyed to a non-profit group for nominal consideration

ANALYSIS

This resolution conveys for \$1.00 “as is” the tax deeded property located at 42 Pine Street to Nashua Foundation for Mental Health to be used as living quarters for its clients, subject to certain conditions to ensure the premises will be safe when occupied.

Approved as to form:

Office of Corporation Counsel

By: _____

Date: June 4, 2004